



OCT 27 '16 AM 10:00

Posted by  
Uxbridge  
Town Clerk

## TOWN OF UXBRIDGE

☒ Meeting

☐ Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS AGENDA

Meeting Date: November 2, 2016 – 6:00 PM

Place: Board of Selectmen Meeting Room

Authorized Signature: \_\_\_\_\_

### I. PUBLIC HEARINGS

*Continued from October 5, 2016 (Site visit October 8, 2016)*

1. **FY17-02: 0 Old Elmdale Road, Aris Group LLC, Owner/Applicant.** Applicant is seeking a **SPECIAL PERMIT** to remove sand and gravel from the property in accordance with Chapter 181 of the Uxbridge Zoning Bylaws. Property is shown on the Town of Uxbridge Assessor's Map 25 Parcel 3979 and described in a deed recorded at the Worcester Registry of Deeds Book 55344 Page 172 and is located in a residential A zoning district.

*Continued from October 5, 2016*

2. **FY17-03: 0 Quaker Street, Richard Hurteau, Owner.** Applicant is seeking a **VARIANCE** to construct a single family dwelling lacking the required frontage. The property has no frontage in the Town of Uxbridge. Property is shown on the Town of Uxbridge Assessor's Map 51 Parcel 2341 and 1438 and is shown on the Town of Millville Assessor's Map 124-9-14 and described in a deed recorded at the Worcester Registry of Deeds Book 39254 Page 67 and is located in an agricultural zoning district.

*Continued from October 5, 2016 (Site visit August 8, 2016)*

3. **FY17-04: 262 Millville Road, Uxbridge Center Crossing, LLC / Aris Group, LLC, Owner/Applicant.** Owner/applicant is seeking a **SPECIAL PERMIT** to construct a gas service station and retail (convenience store), on a parcel located within an industrial and business zoned area. In accordance with the Uxbridge Zoning Bylaw Appendix D, Commercial Uses "Gasoline or Oil Filling station" requires a special permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 30 Parcel 2077 and described in a deed recorded at the Worcester Registry of Deeds Book 51999 Page 210 and is located in a business zone and an industrial zone.

4. **FY17-08: 187 West River Road Owner/Applicant.** Owner/Applicant is seeking a **VARIANCE** to reduce the right side setback from 30' to 22' to construct an attached addition. Property is shown on the Town of Uxbridge Assessor's Map 13 Parcel 2453 and described in a deed recorded at the Worcester Registry of Deeds Book 50657 Page 162 and is located in Residential-C zone.

5. **FY17-09: 12 Taft Street Owner/Applicant.** Owner /applicant is seeking a **SPECIAL PERMIT** to construct an addition to the existing structure. The proposed site currently contains a nonconforming single-family residential structure. Property is shown on the Town of Uxbridge Assessor's Map 18 Parcel 3882 and described in a deed recorded at the Worcester Registry of Deeds Book 14127, Page 234, and is located in a Residential A Zone.

**UXBRIDGE ZONING BOARD OF APPEALS AGENDA CONTINUED  
WEDNESDAY, NOVEMBER 2, 2016 - 6:00 PM**

**II. NEW BUSINESS**

**III. MINUTES/MAIL/INVOICES**

09/07/16 Meeting Minutes

10/05/16 Meeting Minutes

10/08/16 Meeting Minutes – Site Visit FY17-02 Old Elmdale

**IV. ANY OTHER BUSINESS, which may lawfully come before the Board.**

1. FY2017 –Reorganization
2. Review rules/regulations, application packet, and fee schedule
  - a. set workshop date in December

**V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, DECEMBER 7, 2016**

**MEETING POSTINGS:**

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.